



5 Holt Cottages

Kimpton, SG4 8HH

A skilfully extended semi detached residence with a beautifully modernised interior, although located in a peaceful rural setting, the property is positioned just 5.3 miles from Harpenden town centre and station. Externally, there has been a full garden design and build, incorporating an undercover outdoor entertaining space with patio areas that take advantage of the southeast facing aspect and fine rural views.

Guide price £975,000

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- A stunning house with superb rural views
- Generous amount of parking on the drive
- Well fitted kitchen that opens into a breakfast room and adjoining utility room
- Integrated appliances include a Range style cooker/boiler, electric oven and dishwasher
- Full garden design and build.
- Large sitting room with multi fuel stove and Bi-fold garden doors, dining room and study
- Spacious main bedroom with fitted wardrobes and beautiful en suite shower room
- 4 further bedrooms and well fitted family bathroom
- Harpenden station (5.3 miles), Whitwell shop and pub (1.1 miles), Kimpton Budgens (2.2 miles)

GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room

19'7 x 15'2 (5.97m x 4.62m)

Dining Room

14'1 x 10'3 (4.29m x 3.12m)

Study

11'1 x 7'2 (3.38m x 2.18m)

Kitchen

13'10 x 10' (4.22m x 3.05m)

Breakfast Room

12'4 x 11'11 (3.76m x 3.63m)

Utility Room

12'4 x 5'9 (3.76m x 1.75m)

FIRST FLOOR

Landing

Principal Bedroom

15'2 x 12'6 (4.62m x 3.81m)

En Suite Shower Room

Bedroom Two

14'2 x 9'1 (4.32m x 2.77m)

Bedroom Three

11'2 x 8'6 (3.40m x 2.59m)

Bedroom Four

11'6 x 7'2 (3.51m x 2.18m)

Family Bathroom

SECOND FLOOR

Landing

Bedroom Five

13'11 x 11'2 (4.24m x 3.40m)

EXTERNALLY

Rear Garden

Driveway Parking (multiple vehicles)

Outdoor Kitchen/Dining area (under cover)

19'2 x 6'11 (5.84m x 2.11m)

Garden Store

8'11 x 6'11 (2.72m x 2.11m)

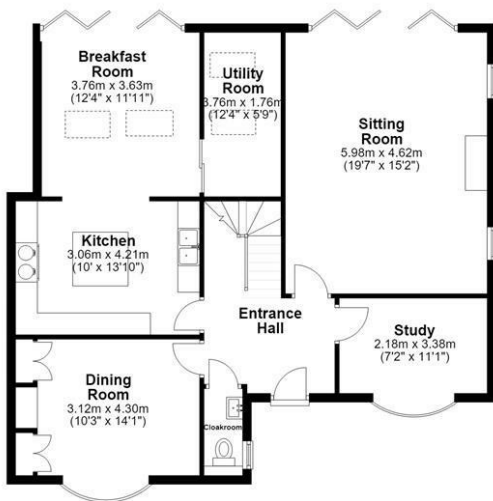
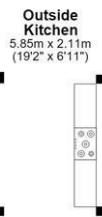
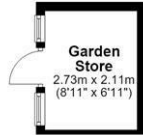


[Directions](#)



Floor Plan

Ground Floor
Approx. 96.7 sq. metres (1041.3 sq. feet)
(excluding Outside Kitchen, Garden Store)



First Floor
Approx. 75.9 sq. metres (816.6 sq. feet)



Total area: approx. 190.9 sq. metres (2055.2 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 57, Potential 74